

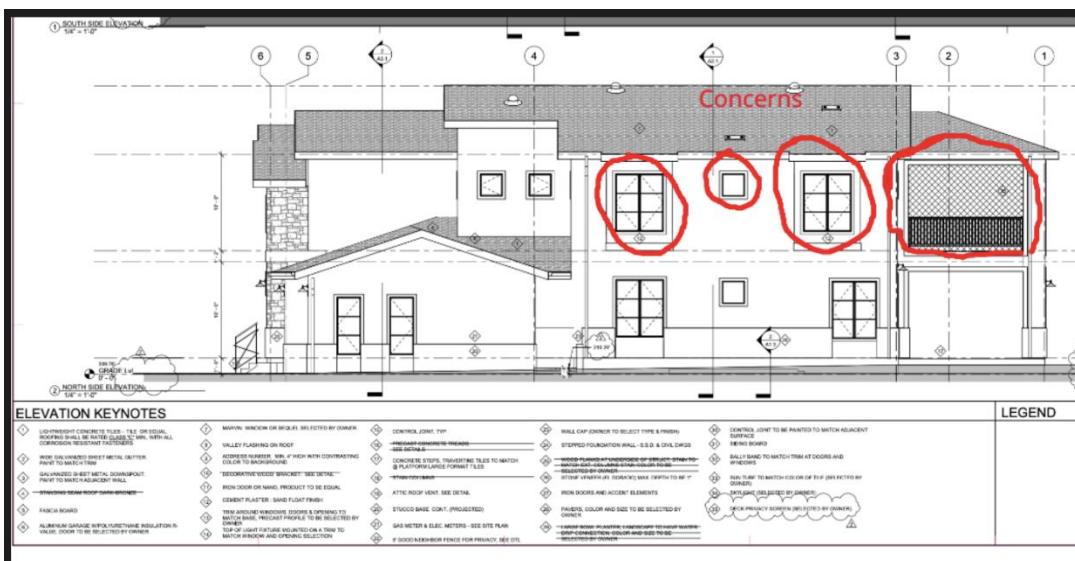
**From:** [REDACTED]  
**Sent:** Wednesday, May 1, 2024 8:23 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

[EXTERNAL SENDER]

Hi Erin,

I hope this email finds you well. I am writing to formally express my concerns regarding the construction project at 15411 National Avenue, Los Gatos.

Upon reviewing the architectural plans for the project, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As a result, my family's privacy is significantly compromised by this design.



Concerns marked in red

I have attempted to address this matter directly with the applicants, but unfortunately, I have not received a response to my previous communication. I reached out to them via email on 9th April, 2024 (attached email PDF), outlining my concerns and expressing my willingness to discuss potential adjustments to the design to mitigate the privacy implications for my family. However, I have not received any acknowledgement or response from them.

I believe that open communication and mutual consideration are essential in addressing neighborhood concerns and ensuring positive outcomes for all parties involved. Therefore, I am providing this email as part of the public comment for the project file and public hearing, as requested by your office.

I am hopeful that this email will prompt the applicant's team to engage in constructive dialogue to find a mutually satisfactory solution that respects the rights and privacy of both parties.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]  
[REDACTED], Los Gatos – 95032



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## Respectful Request Regarding Privacy Concerns

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9 April 2024 at 05:34

Hi Ramya and Venkat,

I hope this email finds you well. I am writing to you with a matter of mutual consideration and respect in mind regarding the construction plans for your upcoming house.

While I understand the excitement and importance of your new project, I wanted to raise a concern that directly impacts my family's privacy. Upon reviewing the architectural plans, I noticed that the placement of windows and balcony on the second floor directly overlooks my master bedroom and master bathroom. As you can imagine, this prospect raises some privacy concerns for us.

I believe that open communication is key to maintaining positive relationships within our neighborhood, which is why I wanted to bring this matter to your attention early on. I am hopeful that we can find an amicable solution that addresses both our needs and respects each other's privacy.

Would it be possible to discuss potential adjustments to the design that could mitigate the privacy implications for my family?

I want to emphasize that my intention in reaching out is not to hinder your construction plans but rather to find a mutually satisfactory resolution that respects the rights and privacy of both parties. I am open to discussing this matter further and finding a solution that works for everyone involved.

Thank you for taking the time to consider my concerns. I look forward to hearing from you and discussing this matter further.

Best regards,



Los Gatos - 95032

**From:** LLL <[REDACTED]>  
**Sent:** Monday, May 6, 2024 10:22 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Cc:** [REDACTED]  
**Subject:** re: APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2<sup>nd</sup> story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2<sup>nd</sup> story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

Sent from [Mail](#) for Windows

**From** [REDACTED]  
**Sent:** Tuesday, May 7, 2024 10:45 AM  
**To:** Erin Walters <EWalters@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>  
**Subject:** Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.  
As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.
2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.
3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.  
Looking at the situation now, we are concerned about the maintenance.
4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.  
Another concern about the flying barn roof iron sheets during the storm and not maintaining them.
5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.
6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...  
<https://www.losgatosca.gov/2380/N>  
Development-Plans---15411-National-Avenue-PDF (03/29/2024)



This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,  
Venkat and Sahithi

Ph: [REDACTED]  
[REDACTED] Blackwell., Los Gatos, CA - 95032

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Monday, October 28, 2024 11:34 PM  
**To:** Erin Walters <EWalters@losgatosca.gov>  
**Subject:** APN424-12-40 Architecture site application S-23-033

[EXTERNAL SENDER]

Helow Erin,

After our first letter, see blow, our neighbors removed a balcony from plans and in our direct conversation promised to remove trees, however

I looked at existing plans and noticed that all trees are still present. If it is a plan to keep them, trees need to be move them from a fence, so all dripping area would be inside neighbor's yard.

Also, we would like to see engineering justification for prosed basement. We have concern that it can affect structural integrity of our house foundation.

Thank you for your consideration,

[REDACTED]  
[REDACTED]

**From:** LLL <[REDACTED]>  
**Sent:** Monday, May 6, 2024 10:22 PM  
**To:** [EWalters@losgatosca.gov](mailto:EWalters@losgatosca.gov)  
**Cc:** [REDACTED]  
**Subject:** re: APN424-12-40 Architecture site application S-23-033

Hello Erin,

We, Valeria Simets and Leo Rabinovich – owners of the property at [REDACTED] (APN 424-12-135) neighboring the parcel APN 424-12-40 have looked at the proposed building development plan site application S-23-033 and are concerned about the 2<sup>nd</sup> story porch overlooking the east side our property. The 2nd story porch is looking directly into our backyard with the family room and bathroom windows impeding on our privacy.

The trees proposed to be planted along the property line to create privacy will take years to mature, and when they do, the drip line will fall onto our property creating lots foliage like the existing oak trees from that property that we have to pay for to trim and constantly clean after. We propose to not build the 2<sup>nd</sup> story porch at all, or if it must be built, completely cover the West and North West facing sides of the porch.

We also propose for the trees to be planted further away from the property line fence so that the drip line is inside the property line of APN 424-12-40.

Thank you for your consideration,

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows

**From:** [REDACTED] >

**Sent:** Tuesday, October 29, 2024 9:26 AM

**To:** [REDACTED]

**Cc:** Erin Walters <EWalters@losgatosca.gov>

**Subject:** Re: Privacy Concerns Regarding Construction Project at Backside of [REDACTED] Blackwell., Los Gatos, CA - 95032

[EXTERNAL SENDER]

Dear Erin Walters,

I am writing again to rise our concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032 about the following issues after looking at the plans and letter with my neighbors.

My concern are

1. Privacy trees is a concerns as they are in our property. Rain water is going to drip into my property and it's a concern about the dry leaves(debris).
2. Privacy with the first floor gigantic 2 windows looking directly at my bedrooms is a big concern. We can't have any kind of privacy in backyard with these big windows.
3. We are concerned about the ADU on the plan next to my fence and the space space is very limited.
4. We are concerned about the underground ADU that is on the plan.
5. Overall having this gigantic 3 storied gigandintc structure between us (talking to neighbors also as they are also concerned).

I'm also attaching the pictures after they have this high preview from my bedrooms and backyard.











This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

██████████

[REDACTED]  
[REDACTED] Blackwell., Los Gatos, CA - 95032

On May 7, 2024, at 10:44 AM, [REDACTED] > wrote:

Dear Erin Walters,

I hope this email finds you well. I am writing to formally express concerns regarding the construction project at 15411 National Avenue, Los Gatos, CA - 95032

After examining the architectural plans for the project, my family is

1. Concerned about the privacy due to a big two storied building.

As our 3 bedrooms (including the Master Bedroom) are open to our backyard and it's a concern for the privacy of my family due this big construction.

2. This big two floored building is going to obstruct the view of the mountains and it's a claustrophobic for my family.

3. After hearing that we are going to have tree screening to obstruct view from their windows or big balcony, we are concerned about the time and maintenance of these trees going forward.

Looking at the situation now, we are concerned about the maintenance.

4. As I mentioned, the way the bushes (vine iv) or sheds or barn roof iron sheets are maintained, I see animals (bobcats), snakes on the fence or barn roof and it's a big concern.

Another concern about the flying barn roof iron sheets during the storm and not maintaining them.

5. Due to vine iv bushes in the back, growing on my shed and damaging the roof. Also the fence. My gardener cleaned the vines and also paid for the repair of fence in the past.

6. Looked at the latest plans at this link and here is the big balcony that my family is concerned about...

<https://www.losgatosca.gov/2380/N>

Development-Plans---15411-National-Avenue-PDF (03/29/2024)

<image001.png>

This situation gives rise to considerable privacy concerns for my family.

Thank you for your attention to this matter. Please let me know if you require any further information from my end.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED] Blackwell., Los Gatos, CA - 95032

— [REDACTED]

[REDACTED]

**From:** [REDACTED]

**Sent:** Tuesday, October 29, 2024 11:44 AM

**To:** Erin Walters <EWalters@losgatosca.gov>

**Subject:** Re: Concerns Regarding Construction Project at 15411 National Avenue, Los Gatos

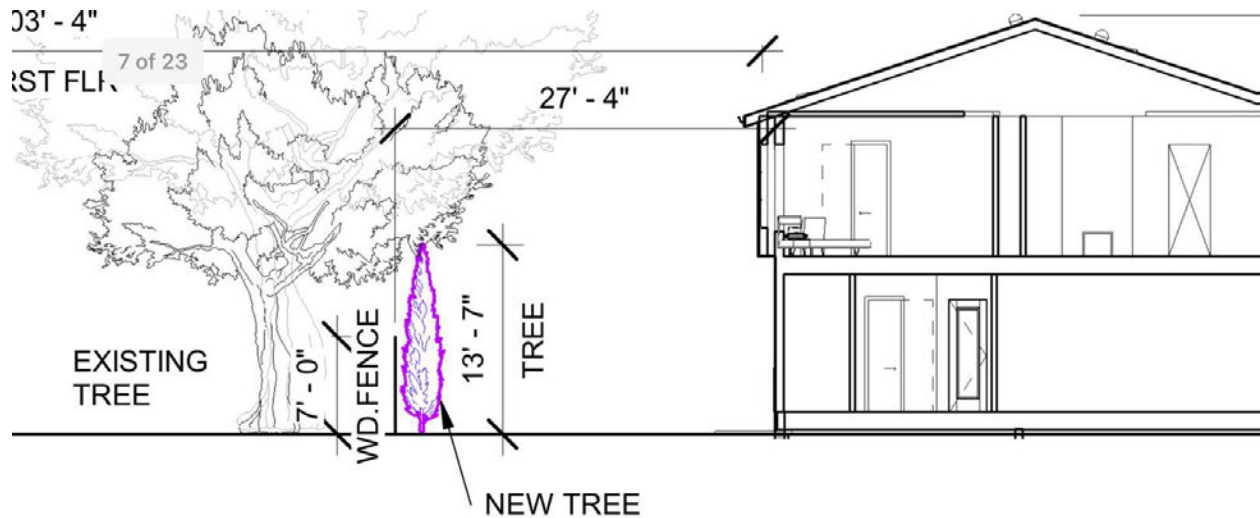
[EXTERNAL SENDER]

Hi Erin,

I hope you're well. I'm following up regarding my concerns on the construction project at 15411 National Avenue. I appreciate that story poles have been added to help visualize the structure's impact on the surrounding properties. However, after further assessment, I still have several concerns I'd like to raise:

**1. Privacy:** The current design of the second-floor windows, based on the story poles, continues to present a privacy issue. The placement and height of the windows appears to allow direct visibility into my master bedroom, bathroom (particularly the shower area), and backyard. Given the proximity, this remains a significant concern for my family's privacy. Additionally, the proposed new trees do not adequately shield the second-floor view. I've attached a few pictures below from my bathroom to illustrate this issue:





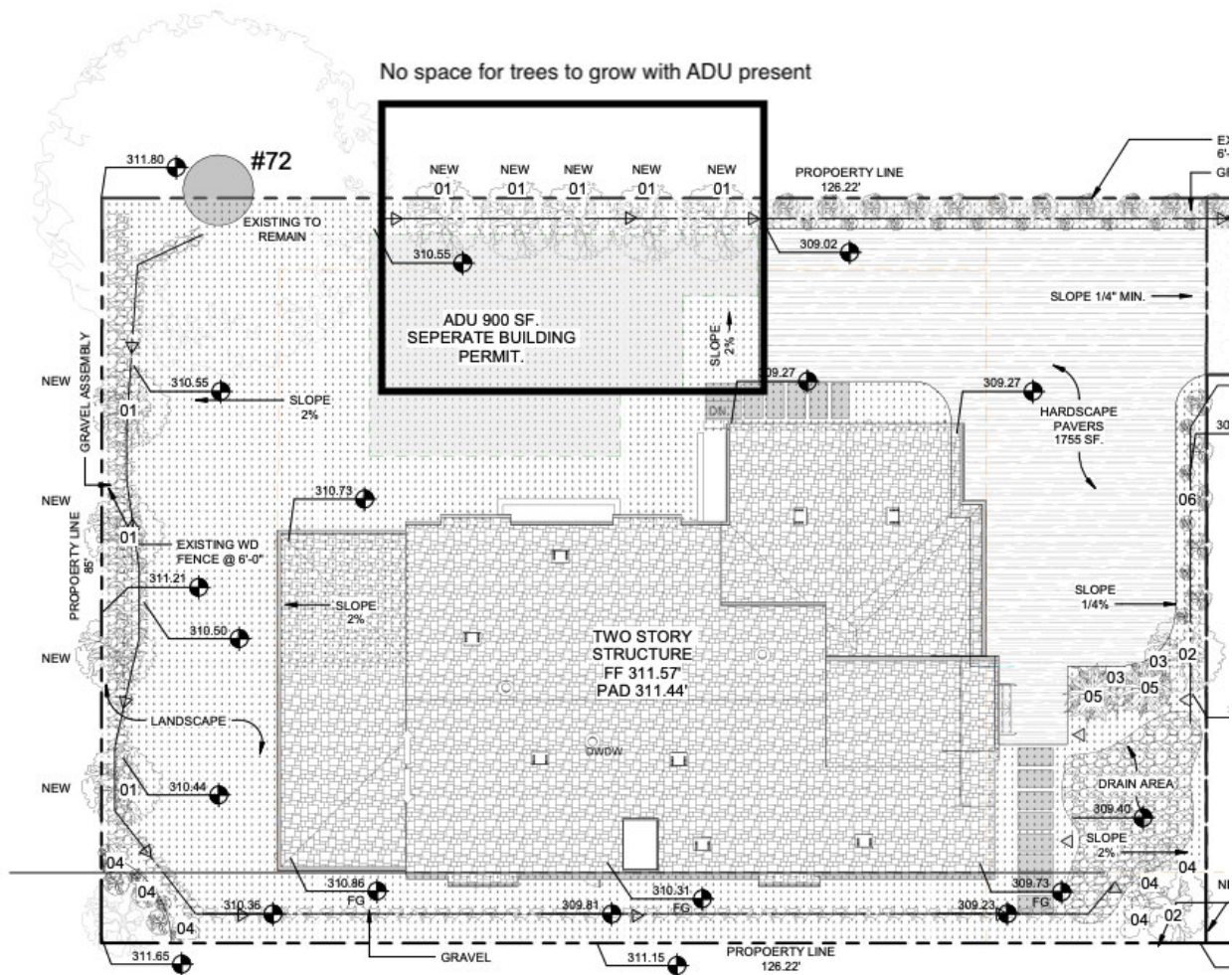
**2. FAR Justification:** The [justification letter](#) for this project refers to a few structures in the area to support the construction of a two-story building with a basement. However, I believe the examples used are not fully comparable. While the letter references Mission Oaks Medical Plaza (15400 National Ave) as an example of nearby multi-story construction, the plaza is a large hospital with a significantly different use case and footprint. The construction project at 15411 National is behind the front lot with no direct relation to the hospital, so quoting it as a basis for building a two-story structure plus a basement doesn't align with the property's context.







**4. Tree Placement:** I also noticed that the proposed trees will overlap with the planned Accessory Dwelling Unit (ADU) location. Since the trees will be situated very close to the property line, I am unsure how effective they will be as a privacy barrier or how they will grow in such limited space. If planted near the fence, I worry that the ADU construction may interfere with the trees' ability to provide meaningful privacy coverage.



**3. Basement Impact:** Finally, I understand the project includes a basement. I am concerned about potential effects on my property’ s foundation, as the excavation and subsequent construction could impact soil stability and drainage patterns.

I hope these additional observations provide helpful context for evaluating the project and its potential impacts. I am more than willing to discuss any of these points further to find an effective solution that protects my family’ s privacy and maintains neighborhood harmony.

Thank you for considering these concerns, and please let me know if I can provide any further information.

Best regards,

[Redacted Signature]

[Redacted Address] Blackwell Drive, Los Gatos - 95032

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